



**Offers over £165,000**

**TENURE : FREEHOLD**

**Burton Road, Barnsley, S71**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Three-bedroom end-of-terrace property**

**Terrace property**

**Excellent opportunity for first-time buyers**

**Spacious living room and separate dining room**

**investors or those looking for a larger**

**Fitted kitchen**

**Movenowproperties.com LTD**  
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**info@movenowproperties.com |**

**01924 249349**

**Website:**

**MoveNow  
Properties**

MoveNow Properties are proud to present this well-presented three-bedroom end-of-terrace home, offering an excellent opportunity for a wide range of buyers. The property is ideally suited to first-time buyers looking to take their first step onto the property ladder, investors seeking a straightforward addition to their portfolio, or those looking for a larger than average terrace property. Arranged over three floors, the property offers well-proportioned accommodation together with a useful basement, private rear garden, separate garage and off street parking.

**Entrance Hallway**

The entrance hallway provides a welcoming introduction to the property, with access to the principal ground-floor accommodation and staircase leading to the first floor.

**Living Room**

**Measurements: 15'7" x 12'6" (4.76m x 3.81m)**

Situated towards the front of the property, the spacious living room provides a comfortable and versatile reception space, ideal for relaxing and everyday family living.

**Dining Room**

**Measurements: 14'9" x 12'1" (4.50m x 3.69m)**

Positioned towards the rear of the ground floor, the separate dining room offers generous space for a dining table and chairs and provides a pleasant additional reception area.

**Kitchen**

**Measurements: 9'5" x 6'11" (2.86m x 2.12m)**

Located at the rear of the property, the fitted kitchen provides a practical space with access towards the rear of the home. Its position also makes it convenient for family dining and entertaining.

**First Floor Landing**

The first-floor landing provides access to all three bedrooms, the family bathroom and useful storage.

**Bedroom One**

**Measurements: 11'11" x 9'9" (3.62m x 2.98m)**

Situated towards the rear/upper left-hand side of the property, bedroom one is a generous double bedroom offering excellent space for bedroom furniture.

**Bedroom Two**

**Measurements: 15'8" x 10'11" (4.77m x 3.34m)**

Positioned towards the front/left-hand side of the property, bedroom two is another well-proportioned double bedroom.

**Bedroom Three**

**Measurements: 12'6" x 5'3" (3.82m x 1.59m)**

Located towards the front/right-hand side of the first floor, bedroom three provides a useful additional bedroom, nursery, home office or dressing room.

**Family Bathroom**

**Measurements: 8'8" x 6'11" (2.65m x 2.12m)**

Situated towards the rear/right-hand side of the first floor, the family bathroom provides the main bathroom facilities for the property.

**Basement**

**Measurements: 10'9" x 9'5" (3.27m x 2.87m)**

The property also benefits from a useful basement area, providing excellent additional storage and practical space that could be particularly useful for household items, bikes and general storage.

**Outside & Garage**

To the rear is a private garden, providing an attractive outdoor space for relaxing or entertaining.

**Garage**

**Measurements: 17'5" x 9'11" (5.32m x 3.03m)**

The property also benefits from a separate garage, offering secure parking or valuable additional storage.

**Location**

The property is conveniently situated, providing easy access to a wide range of shops, supermarkets, restaurants, schools and leisure facilities.

Excellent road and transport links provide convenient access to surrounding towns and cities, with Barnsley city centre approximately 20 minutes away, making the property particularly attractive to commuters.

With its combination of three bedrooms, outdoor space, garage, basement storage and convenient location, this is a versatile property that should appeal to first-time buyers, investors and those looking to downsize alike.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: End Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### Viewings

For further information or to arrange a viewing please contact our offices directly.

### Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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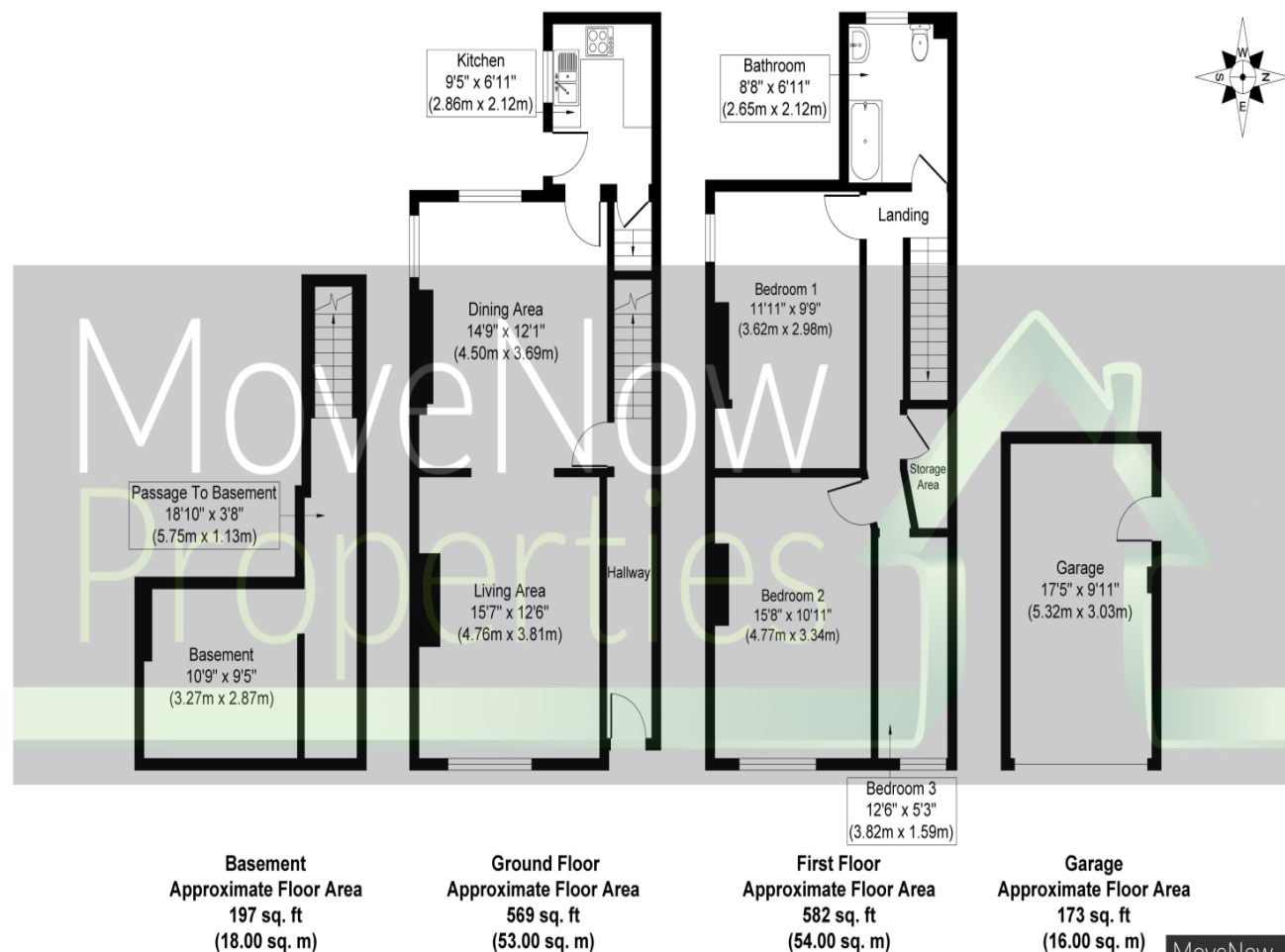
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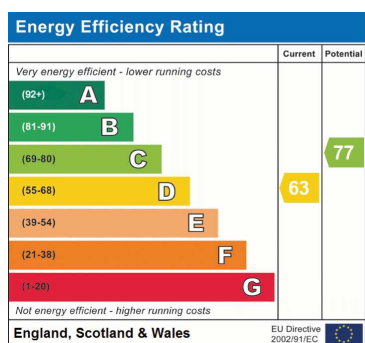


Website:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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